

MANN REPORT RESIDENTIAL

CLINTON BUILDING

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New Luxury Condominium In Clinton Area Griffin Court Condominium

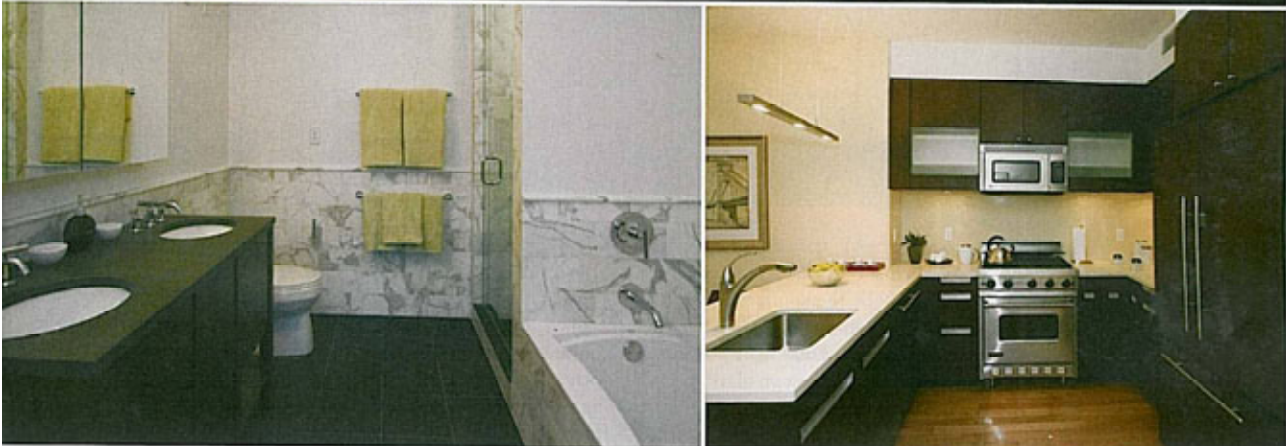


Alchemy Properties is pleased to unveil its newest luxury condominium offering, Griffin Court Condominium, located at 800 Tenth Avenue between West 53rd and West 54th Street in Manhattan's Clinton neighborhood. Alchemy Properties will cover the Mansion Tax, as well as New York City and New York State Transfer Taxes, for the first 15 buyers.

Griffin Court Condominium will feature two eight-story towers connected by an expansive lobby with vast glass walls that overlook a private, residents-only, two-story 8,700-square-foot courtyard, the only private courtyard in the neighborhood. The courtyard will include a variety of seasonal flora, a shaded upper level with seating, and a hopscotch court for children's enjoyment.

When completed in late summer 2010, Griffin Court Condominium will contain 95 luxury residences, including a wide selection of one-bedroom and one-bedroom-plus-den residences. Additionally, studio-, two-bedroom and three-bedroom homes are available for choosing. Residences range in size from 636 square feet to 1,829 square feet and are priced from \$735,000 to \$3,860,000. Financing is available for buyers.

All residences at Griffin Court Condominium will feature luxury finishes including mahogany-stained oak floors and doors, and custom Skyline windows allowing for great views and light. Private rooftop cabanas will be available with some residences, which will range in size from 250 to 500 square feet. Other residences include 1,000-square-foot private terraces or balconies.



Kitchens will include sleek quartz countertops, high-end Poggenpohl cabinetry, and Viking and Bosch appliances. Well-appointed master bathrooms will feature limestone and marble walls and countertops, radiant-heated flooring, Kohler fixtures and bathtubs, wall-mounted vanities, and steam showers for units with separate shower stalls.

Amenities at Griffin Court Condominium will include a 24-hour concierge, a fully-equipped fitness center, storage space for each home, a live-in super, and a sophisticated video-intercom system. The building will also be "smart wired" for Internet, cable and telecommunications.

Residents will enjoy shopping at boutiques in the area and all of

the stores in Time Warner Center, such as Whole Foods, Borders and Williams-Sonoma. Clinton boasts a variety of dining destinations for gourmet enthusiasts including Taboon, Bocca di Bacco, Blue Ribbon Sushi Bar & Grill, and Casellula. Residents will also have easy access to New York's many cultural and educational experiences including Lincoln Center, Alvin Ailey, Carnegie Hall, Central Park, Hudson River Park and countless theatres and museums. ■

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